

Public Input Received at the the March 12, 2009 Open House

Greater Hilltop Development Issues

<u><i>Theme</i></u>	<u><i># of Comments</i></u>
Improve Transportation	13
Like/Want General Business Development	11
Improve Neighborhood Services/Code Enforc	10
Improve Appearance of Area in General	10
Like/Want Business Development on Broad St	9
Improve Safety of Area	9
Improve Environmental Resources/Open Spa	6
Improve Residential Development	4
Improve Appearance of Sullivant Avenue	4
Improve Appearance of Broad Street	4
Improve Commercial Development	3

Total: 83

Greater Hilltop Plan Amendment

Development Issue Survey Responses

Comment	Theme
Too many empty building and houses	Improve Appearance of Area in General
Reduce heavy/light manufacturing and industrial - esp. along major corridors.	Improve Appearance of Area in General
Litter/waste disposal cans	Improve Appearance of Area in General
Trash all over area E. of Hague	Improve Appearance of Area in General
Cleanliness	Improve Appearance of Area in General
Better trash pick up and administer fines to any negligent property owners. There's a major problem with trash around property.	Improve Appearance of Area in General
Widen roads, clean up graffiti	Improve Appearance of Area in General
Mound St.	Improve Appearance of Area in General
Keep "planting" (flowers, etc.) in existence.	Improve Appearance of Area in General
Enlist a beautification program - flowers, flowers, flowers. Remember Ameriflora? It was beautiful here.	Improve Appearance of Area in General
Broad St between Hague and Wilson	Improve Appearance of Broad Street
West Broad Street in old Hilltop (NCR Strip) - Follow Highland West Vision Plan	Improve Appearance of Broad Street
Demolish or rehab old buildings on broad street	Improve Appearance of Broad Street
Broad St. All of Broad St.	Improve Appearance of Broad Street
Sullivant between Hague and Wilson	Improve Appearance of Sullivant Avenue
Sullivant Avenue in old Hilltop	Improve Appearance of Sullivant Avenue
Sullivant Ave.	Improve Appearance of Sullivant Avenue
Storefronts on Sullivant	Improve Appearance of Sullivant Avenue
More retail; uniform look; close to curb	Improve Commercial Development
Lighting in high crime areas, treescapes	Improve Commercial Development
Quality retail development w/minimal setback, rear parking, mixed use.	Improve Commercial Development
Support and enlarge stream buffers	Improve Environmental Resources/Open Space
Connect green space supported with greenways trail	Improve Environmental Resources/Open Space
I would like to see more parks/green space	Improve Environmental Resources/Open Space
Mini doggie parks, miniparks - green space	Improve Environmental Resources/Open Space
More trees and open land - better air quality.	Improve Environmental Resources/Open Space
Green space	Improve Environmental Resources/Open Space
A park with sandbox, slides, swings, jungle gym, etc. that invites all children to play. Benches for parents to sit and observe. Some sort of park attendant to make sure grounds are safe for kids.	Improve Neighborhood Services/Code Enforcement
Perception of poor schools	Improve Neighborhood Services/Code Enforcement
Better opportunities in other areas	Improve Neighborhood Services/Code Enforcement
Keep CML in existence.	Improve Neighborhood Services/Code Enforcement
Neighborhood Services throughout	Improve Neighborhood Services/Code Enforcement
Slowness of nuisance process i.e. - Tonti and Stephen Heil. Does Code matter?	Improve Neighborhood Services/Code Enforcement
Leadership/civic issues - not everyone is working together in common vision	Improve Neighborhood Services/Code Enforcement
Housing for severely mentally ill people	Improve Neighborhood Services/Code Enforcement
Plan shouldn't go forward with existing boundaries. Hilltop area unmanageably large.	Improve Neighborhood Services/Code Enforcement
Get rid of 300 gal trash containers. Wherever these monstrosities are there is more trash in the neighborhood than in the containers.	Improve Neighborhood Services/Code Enforcement

Vacant housing - city purchase, rehab or tear down and sell property to neighbors	Improve Residential Development
More homeowner, fewer slumlords	Improve Residential Development
Abandoned houses	Improve Residential Development
Tear down older homes/delapidated	Improve Residential Development
Better lighting in and around Westgate Park since people do like to walk around the track after sundown.	Improve Safety of Area
Crime in the Alleyways	Improve Safety of Area
Perceived lack of safety	Improve Safety of Area
Police enforcement not great	Improve Safety of Area
Street lights Eakin - Briggs on Binns	Improve Safety of Area
Prostitutes	Improve Safety of Area
Near TVBH - increase safety	Improve Safety of Area
Would like to see increased foot and bicycle patrol by police officers. Or at least increased car patrol; and officers stopping to talk to residences.	Improve Safety of Area
Enforce neighborhood codes on drugs, prostitution, trash, cars, dumpy houses	Improve Safety of Area
Install and enforce speed limits around West High School, the Hilltop library and on Hague Ave. Many drivers go well past the speed limit on a regular basis.	Improve Transportation
Overall lack of repair and resurfacing of roadways	Improve Transportation
Walking paths	Improve Transportation
Ease of mobility	Improve Transportation
North-south bridge at McKinley/park in dense housing east of Hague	Improve Transportation
Sidewalks and street repair	Improve Transportation
Sidewalk installation and upkeep	Improve Transportation
Sidewalks Binns Blvd by school	Improve Transportation
Roads are torn up	Improve Transportation
Less construction on Broad Street.	Improve Transportation
Need bike lanes, pedestrian friendly areas - sidewalks maintained, landscaping, etc. Safe intersections.	Improve Transportation
Lack of Curbs and Sidewalks	Improve Transportation
Support multi-modal transit development	Improve Transportation
Grocery - sustainable - perhaps department store ; Why not Aldi on corner of N Powell and W Broad St	Like/Want Business Development on Broad Street
Restaurant/coffee shop east of Hague	Like/Want Business Development on Broad Street
Co-op/grocery store east of Hague	Like/Want Business Development on Broad Street
Develop retail use on w broad	Like/Want Business Development on Broad Street
Reinvest in the West Broad mall and surrounding area.	Like/Want Business Development on Broad Street
Would like to see some revitalization to the Westland Mall.	Like/Want Business Development on Broad Street
Highland West District (W. Broad from Highland to Terrace) - Follow Vision Plan & W. Broad Economic Dev. Strategy	Like/Want Business Development on Broad Street
Would like to see some renovation to storefronts along West Broad St. Particularly between Highland Ave and Hague Ave.	Like/Want Business Development on Broad Street
Emphasis on Westgate West Broad & Sullivant corridors. Would like it to be like Main St. in Bexley or N. High in Clintonville. A walking neighborhood that is safe with preservation of historical architecturally significant structures.	Like/Want Business Development on Broad Street
Image - potential biz owners outside Hilltop know little except perception of Crime	Like/Want General Business Development
Develop BP and Tonti	Like/Want General Business Development
Restaurants	Like/Want General Business Development
Grocery stores	Like/Want General Business Development

Casino	Like/Want General Business Development
More neighborhood restaurants	Like/Want General Business Development
Need more variety of health and natural food stores, businesses	Like/Want General Business Development
Need fewer beer and wine/carryout stores	Like/Want General Business Development
Dance Club.	Like/Want General Business Development
We need a Sonic.	Like/Want General Business Development
Restore small businesses.	Like/Want General Business Development



Potential Future Land Use Survey Responses

Greater Hilltop Plan Amendment

The following details the public input on Potential Future Land Use within the Greater Hilltop.

Land Use

-  Commercial (Auto-Related)
-  Commercial (Neighborhood)
-  Commercial (Community)
-  Commercial (Regional)
-  Office
-  Warehouse Flex
-  Warehouse Distribution
-  Industrial (Light)
-  Industrial (Heavy)
-  Institutional
-  Mixed Use
-  Single Family
-  Two-Three Family
-  Multifamily
-  Parks
-  Open Space
-  Agriculture
-  Government Property
-  Utilities and Rail Roads
-  Vacant
-  Landfills and Quarries
-  City Boundary



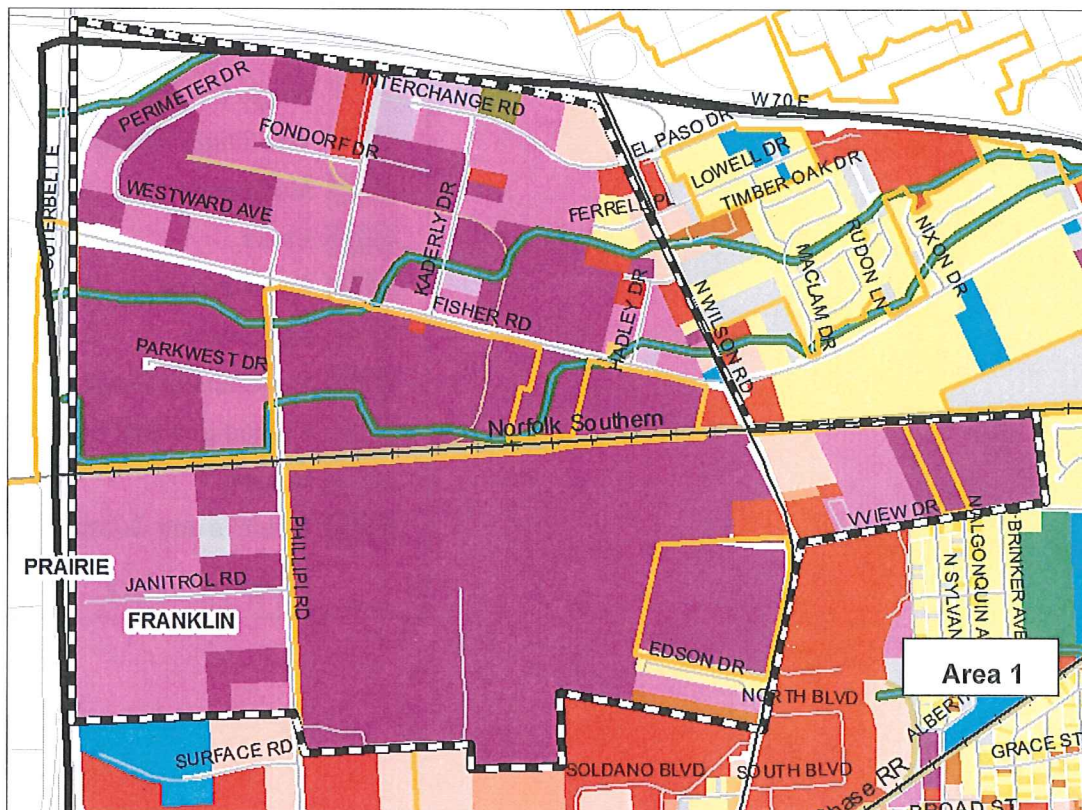
Area 1. Continue employment related uses (light manufacturing and office) with appropriate design standards.

19 Yes, I support this.

1 No, I do not support this.

Comments:

- No heavier manufacturing
- Agree with above
- Green space needs to be incorporated into this
- Need green space – walk ways along water with park too much warehousing. No person's land feel to this area also not pedestrian friendly.
- But need many more green spaces with trees planted around them and vacant buildings removed and/or big boxes revised. Need pine trees planted along refineries.
- Need much development on Interchange Road. Traffic of trucks there is terrible and dangerous. Need to widen all intersections for truck traffic, and allow for regular car traffic more easily on Wilson Road.
- I'm not too familiar with this area, but I'm a supporter of most things related to continuing and furthering boosts to employment.
- Maybe. There is too much industrial/manufacturing on the west side. If it remains, create landscaped office parks and proper screening. Move toward office.
- Design standards is the key. How about brick, like Worthington.





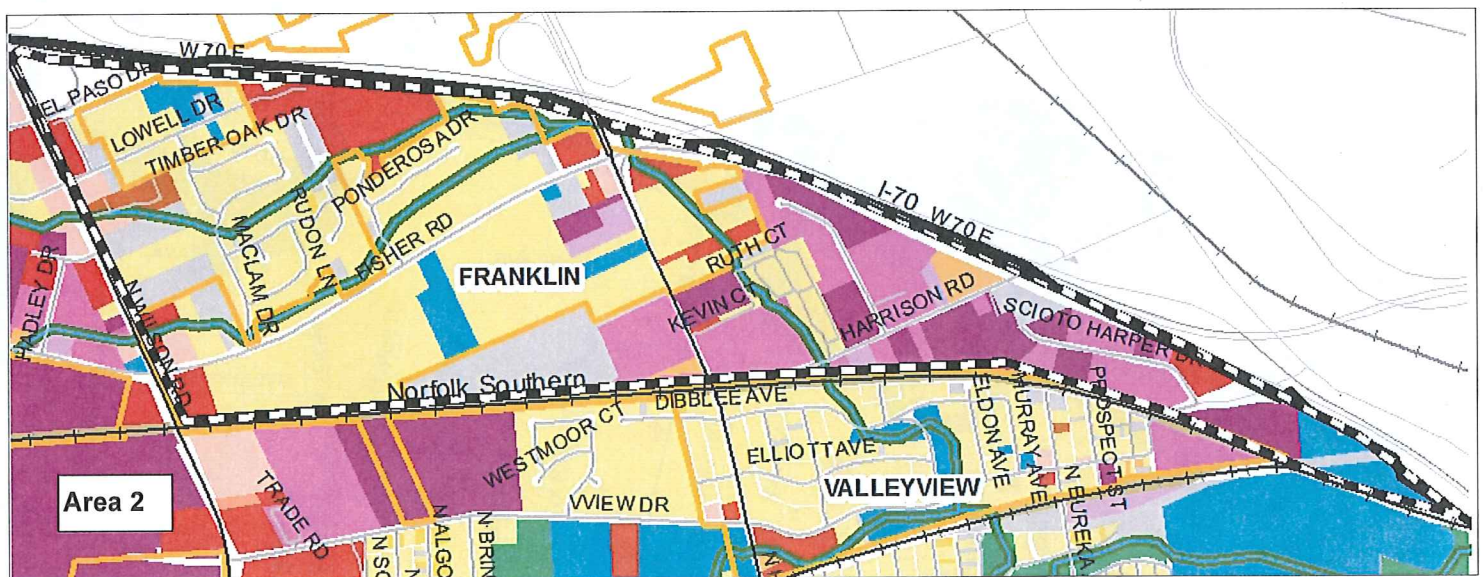
Area 2. Support mix of existing land uses, with the portion east of Hague primarily light manufacturing. Limit retail to locations of existing retail on Hague. As opportunities arise, enhance buffering and screening (landscaping) to minimize potential conflicts and protect the streams with a buffer, as shown.

18 Yes, I support this.

2 No, I do not support this.

Comments:

- Exception – all waterways should be protected from future and current residential/commercial runoff and pollution. Buffer should be increased to allow for vegetation as well as green space on each side of streams. Plan should be incorporated wherever there are waterways within commercial/residential areas.
- Agree with above.
- Too much manufacturing – please consider making streams into walking paths with parks.
- Need much improvement to streets, lighting. Limit use of commercial property to discourage bars, adult establishments if possible. Make improvements to buildings and properties. Landscape would be helpful.
- There is too much industrial/manufacturing on the west side. If it remains, create landscaped office parks and proper screening. Move toward office.
- East of Hague is an armpit – trash, closed stores, derelict businesses and bldgs. And now Broad St itself after St. “repairs” is a god awful bumpy mess.





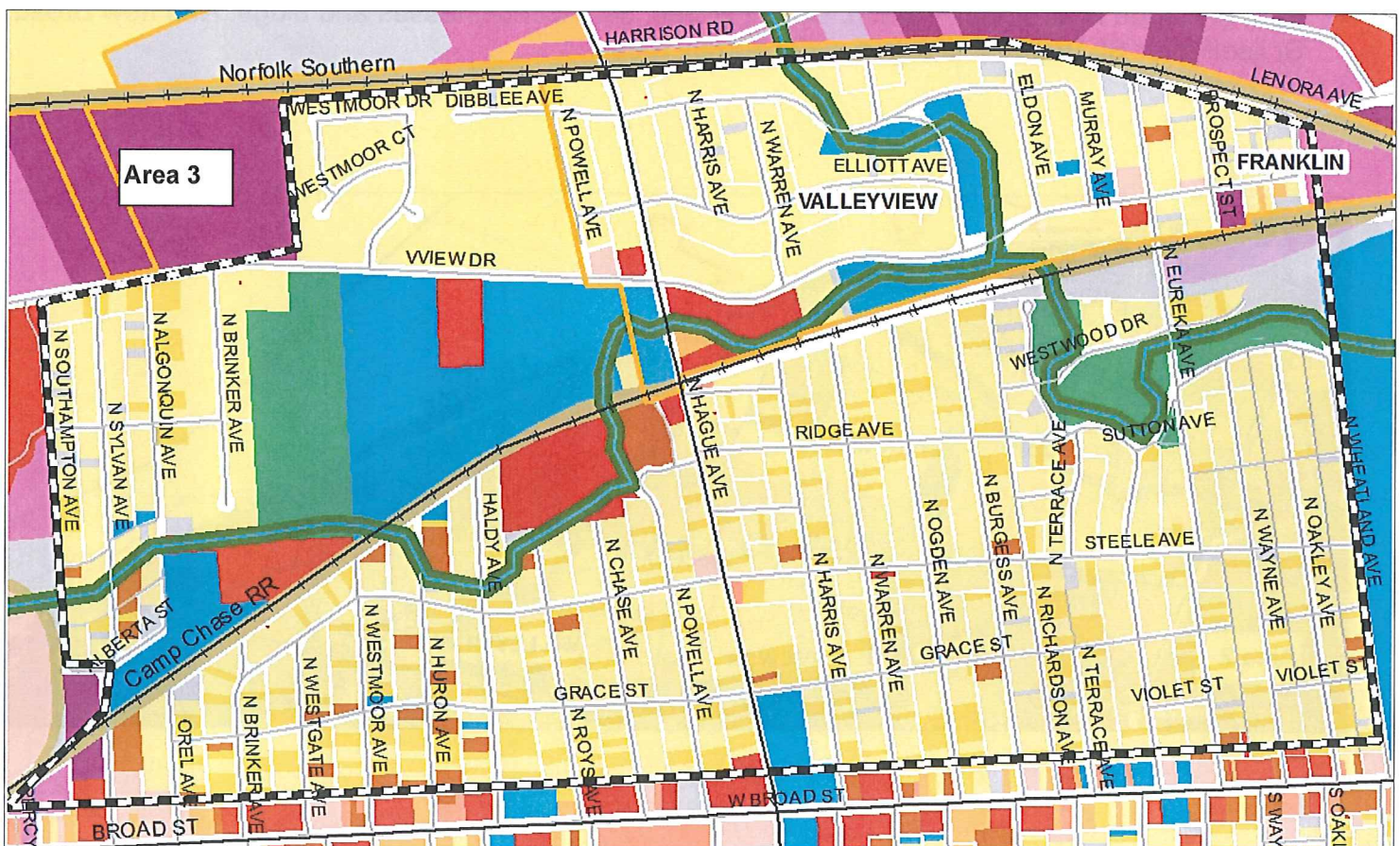
Area 3. Support mix of existing land uses with single-family and two-family residential as the primary land use, and protect the streams with a buffer as shown as opportunities arise.

20 Yes, I support this.

1 No, I do not support this.

Comments:

- Buffer for the streams
- Work on more buffers and make into walking path/bigger park
- Exception – all waterways should be protected from future and current residential/commercial runoff and pollution. Buffer should be increase to allow for vegetation as well as green space on each side of streams. Currently stream is damaged and polluted from residential runoff and trash and large thrown away items to include tires and appliances.
- I would also like to see a revitalization of the west broad street corridor in this area – it would be great to have some local shops around the new health center and fire station, both for the employees there, as well as for the existing community. Coffee shops, store fronts of various natures, etc... all seem like they would be welcomed additions.
- Find areas for mixed use/commercial along Hague, Broad
- Two families, while in theory is a great concept, bring in renters, the demise of any neighborhood.





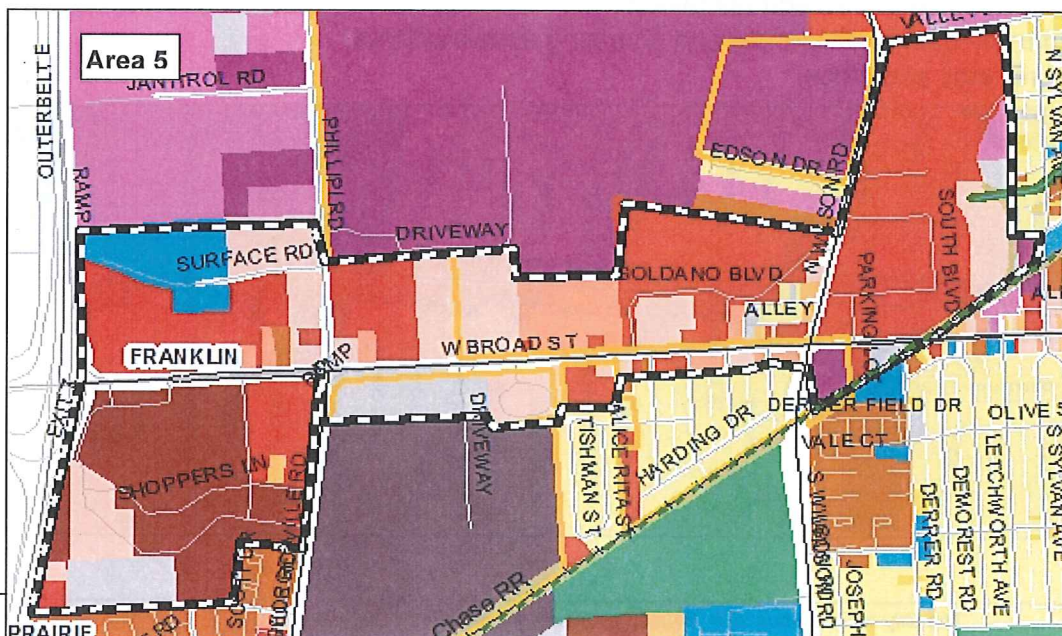
Area 5. Support continued use of larger retail centers with possible infill of additional retail, office, or smaller scale multifamily.

16 Yes, I support this.

3 No, I do not support this.

Comments:

- Not in favor of multifamily for area.
- Mixed use at Westland
- Would like to see senior housing incorporated at Westland Redevelopment
- Whatever works to bring more economic activity
- Too many empty retail big box buildings Why did someone think the area needs a car wash? Need to find something innovative for Westland Mall. Also, area needs to be more pedestrian friendly – need green manufacturing at old Adelphi Plant.
- Obviously large retail centers have pulled out. Instead develop “family-small” retail open air centers – air parks, green, trees, walking friendly. Include mini-parks, play areas, mini-doggie parks, etc. include a community open space. Space will include cameras. Cameras should be incorporated in all developments such as this. Perhaps modeled on a lower scale after Easton.
- Need to refurbish this area and sale has retail
- Would love to see the Westland Mall , Delphi building, Apartments beside Westland , across from Westland Mall, Soldano Blvd area completely retail stores like the Easton area. Need much improvement to roads and accesses to these shopping areas. We need residents to shop here instead of Tuttle or Grove City
- I would love to see this area completely renovated as a premier shopping location on the west side. People would benefit by not having to travel over to Easton or Polaris and I think the Grove City/West Columbus/etc community would be in strong support of the new opportunities to shop and work.
- Let's get away from big box retail and enclosed malls. They don't stick around and they contribute to traffic congestion. We have too many empty big box stores.
- Definitely because area has been decimated with the loss of K-Mart, media Play, Circuit City, dealerships, etc.
- How many empty larger retail centers are there on the Westside? Teardown empty retail ctrs a/o renovate w/classy (brick) buildings. We need not another shopping center.





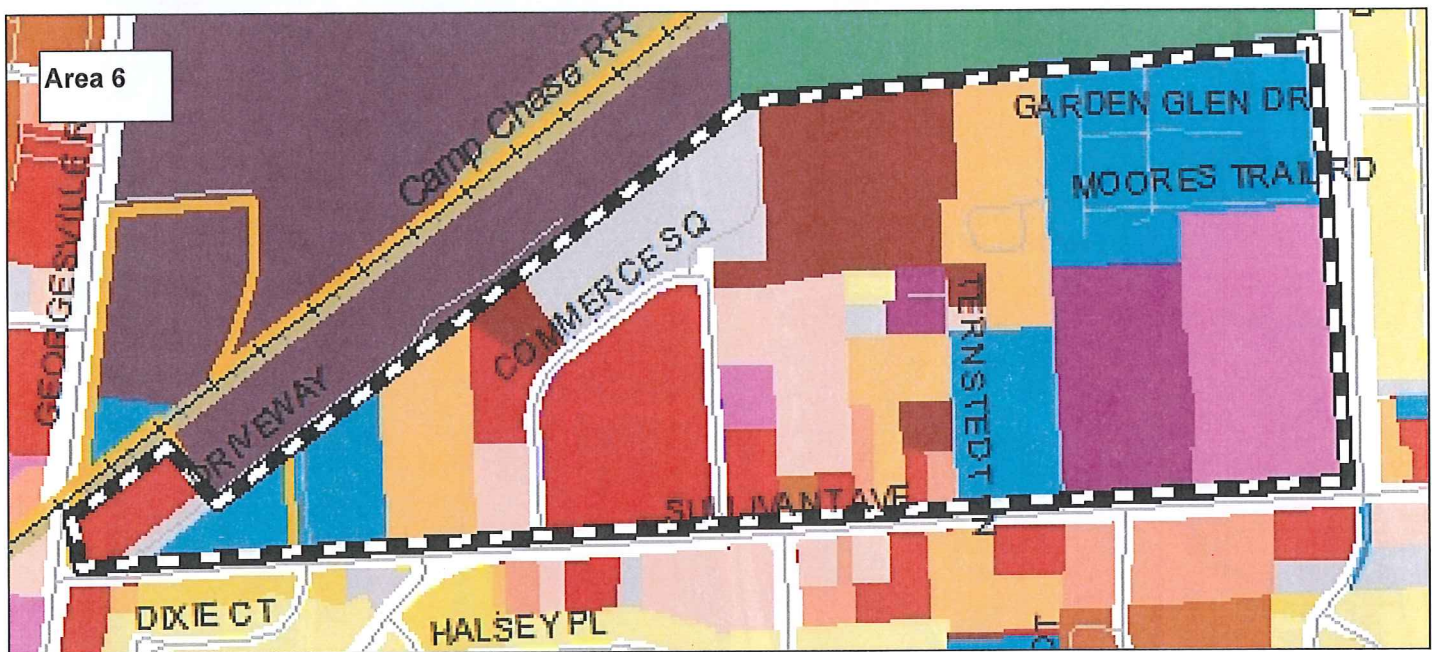
Area 6. Support continued mix of current land uses. Limit retail to existing retail locations. Existing light manufacturing sites should continue as light manufacturing or office related uses. Light manufacturing or office should also be considered for existing retail sites. As opportunities arise, utilize buffering and screening (landscaping) to minimize potential conflicts between land uses.

16 Yes, I support this.

2 No, I do not support this.

Comments:

- However, even primarily commercial zoned areas should have residential features. Perhaps a skate park or bicycle park?
- Yes – add green space here.
- Need much improvements in buildings, and have mix of retail. Streets, lighting and landscape would enhance . Need sidewalks.
- No comment – I'm not too familiar with this area.
- How do you define light manufacturing? That could be a real breath of the dragon.





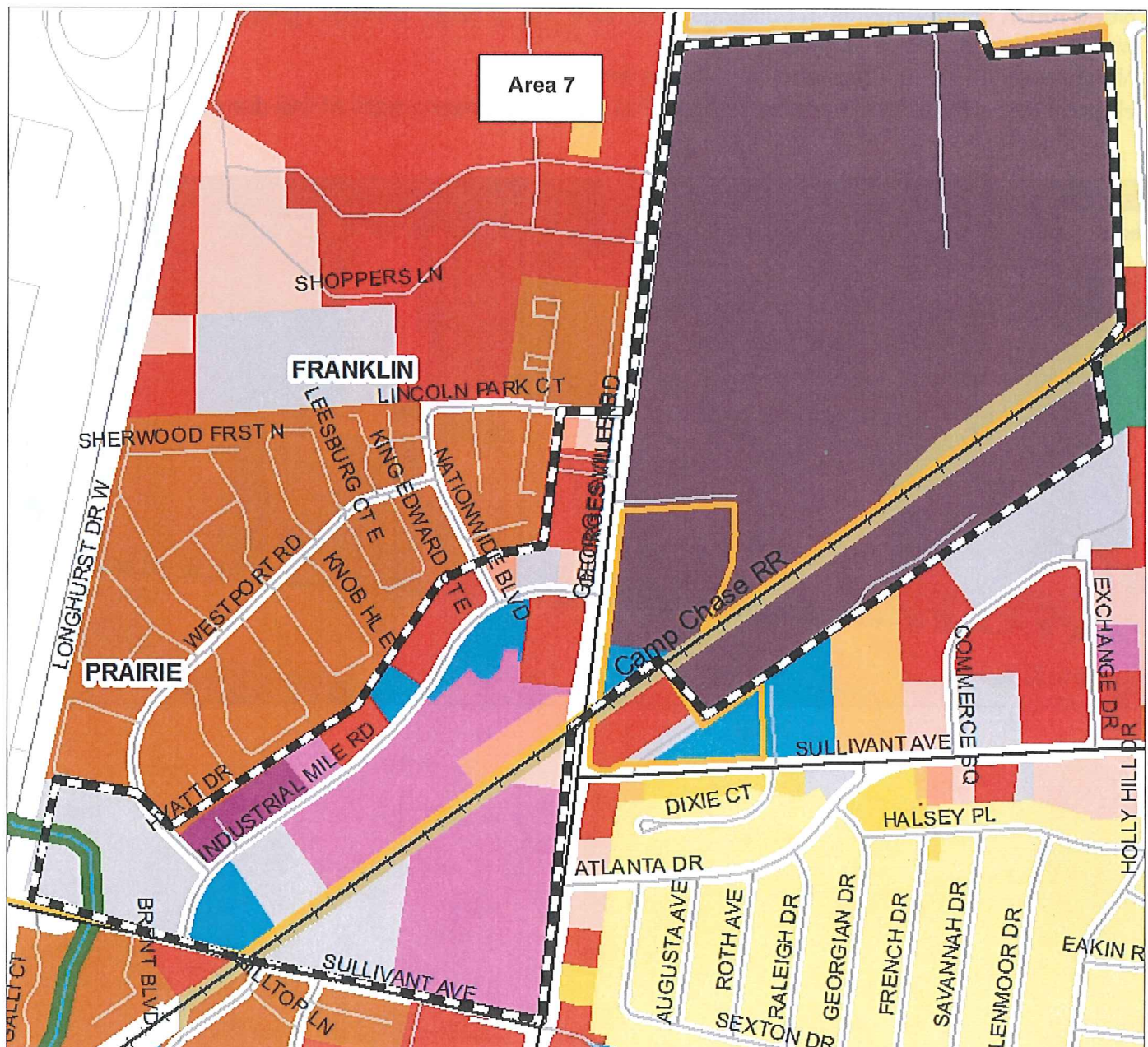
Area 7. Support continued use of light manufacturing land uses.

15 Yes, I support this.

3 No, I do not support this.

Comments:

- This area supports heavy manufacturing as well – be sure to reflect this.
- Green manufacturing, especially
- No more big boxes – more green space
- Would like to see this as mall increase. Or restructure Delphi in to green energy manufacturing
- No comment – I'm not too familiar with this area.
- There should be no industrial use of any kind along this corridor (Broad St). it is unsightly and out of place, considering the commercial and retail uses.





Area 8. Support mixed use (single family, multifamily, office, commercial), limiting retail to existing sites. Additional retail, if considered, should occur at major intersections (*Greater Hilltop Plan*, 2001). Study the feasibility of a parcel-by-parcel rezoning on both sides of Sullivant Avenue from Wheatland Avenue east to the Conrail Railroad. The rezoning should maintain residential as the desired land use and allow, where appropriate, higher density residential uses (*Greater Hilltop Plan*, 2001).

15 Yes, I support this.

4 No, I do not support this.

Comments:

- Not in favor of higher density
- I think business development/replacement on Sullivant would be great – the residential units are not good
- More viable retail along Sullivant
- Yes – supermarket/food/co-op/farmers' market needed east of Hague
- Ethnic business is doing well
- Pizza doing well
- Commercial office in older homes may work well
- Favor taking down houses that can't be saved and leaving as open space/sell to neighbor for \$1/as community gardens
- Agree with above strongly
- Should focus on the area around Westgate.
- Like single homes and some retail stores. Do not need any more apartments or multifamily. Current uses for renters, large families, without adequate space in the home makes for deteriorating spaces and the area soon begins to be rundown and create crime areas.
- I agree with this plan, but am not too familiar with this area.
- I don't support higher-density residential portion of this proposal for area #8.





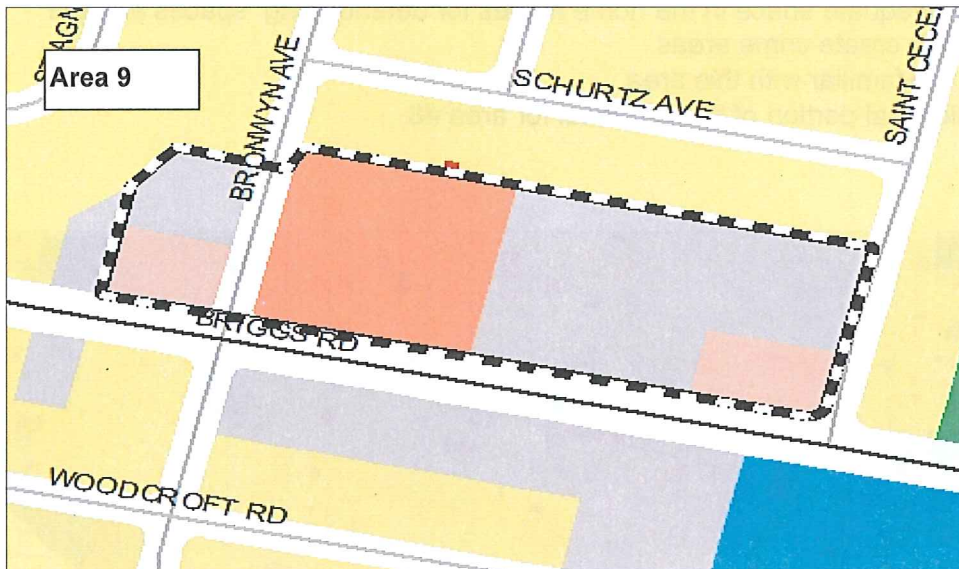
Area 9. Support neighborhood commercial, office, single family or smaller scale multi-family (townhouse style).

16 Yes, I support this.

2 No, I do not support this.

Comments:

- Good for senior ranch condos
- Tear down the eye sores
- Agree (with above)
- Concur with senior housing; stay with single family only
- Eminent domain for Tonti Property!
- Green space – not developed. Briggs Road too narrow
- Green space – any thought given to making a small “forest” area here? Plant native deciduous trees.
- Single-family – not multi-family (too small)
- Green space in places torn down
- Need desperately to get rid of the old commercial building. A nice little grocery or offices would be nice . NOOO apartments
- No comment – I’m not too familiar with this area.
- I support neighborhood commercial and office uses for this site only.





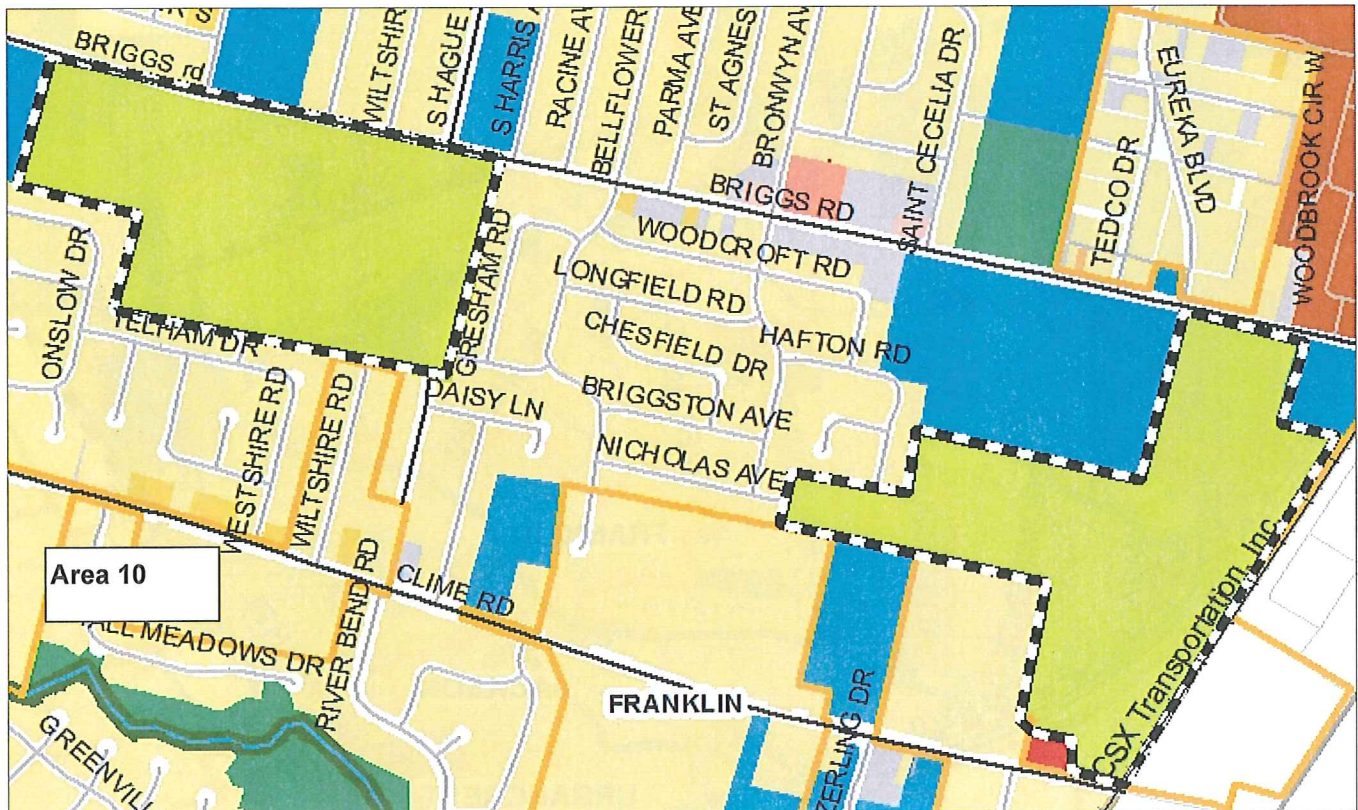
Area 10. Support single-family with connections to surrounding neighborhoods, connecting to existing street grid where possible.

16 Yes, I support this.

3 No, I do not support this.

Comments:

- Make Tonti tear down this eye sore at Bronwyn Avenue and Briggs Rd.
- Agree with above
- Make municipal boundaries more logical
- Preserve farmland – do not rezone
- Keep farmland @ working farm/green space, you might loose some to better reconfigure area.
- No comment – I'm not too familiar with this area.
- Connections to existing neighborhoods, creating through streets and to-scale development would be my preferred use here. Possible neighborhood commercial, too. Heck, farming works for me. Not everything has to be built on.
- Can we work something out w/agricultural areas to get community supported agriculture.
- Connect by bike paths.





Area 11. Support primarily single-family and existing multifamily. Enhance or create connections between neighborhoods and parks when possible. Create stream buffers if opportunities arise.

20 Yes, I support this.

0 No, I do not support this.

Comments:

- Support stream buffers include adjacent greenway trail next to buffer
- Exception – stream should be increased to allow for vegetation as well as green space on each side of streams – use for all stream buffers
- Yes – more connections between neighborhoods and parks – and buffers with walkways and parks
- Yes keep park area. Limit multifamily at no more than duplex
- No comment – I'm not too familiar with this area.
- Connect by bike paths.

